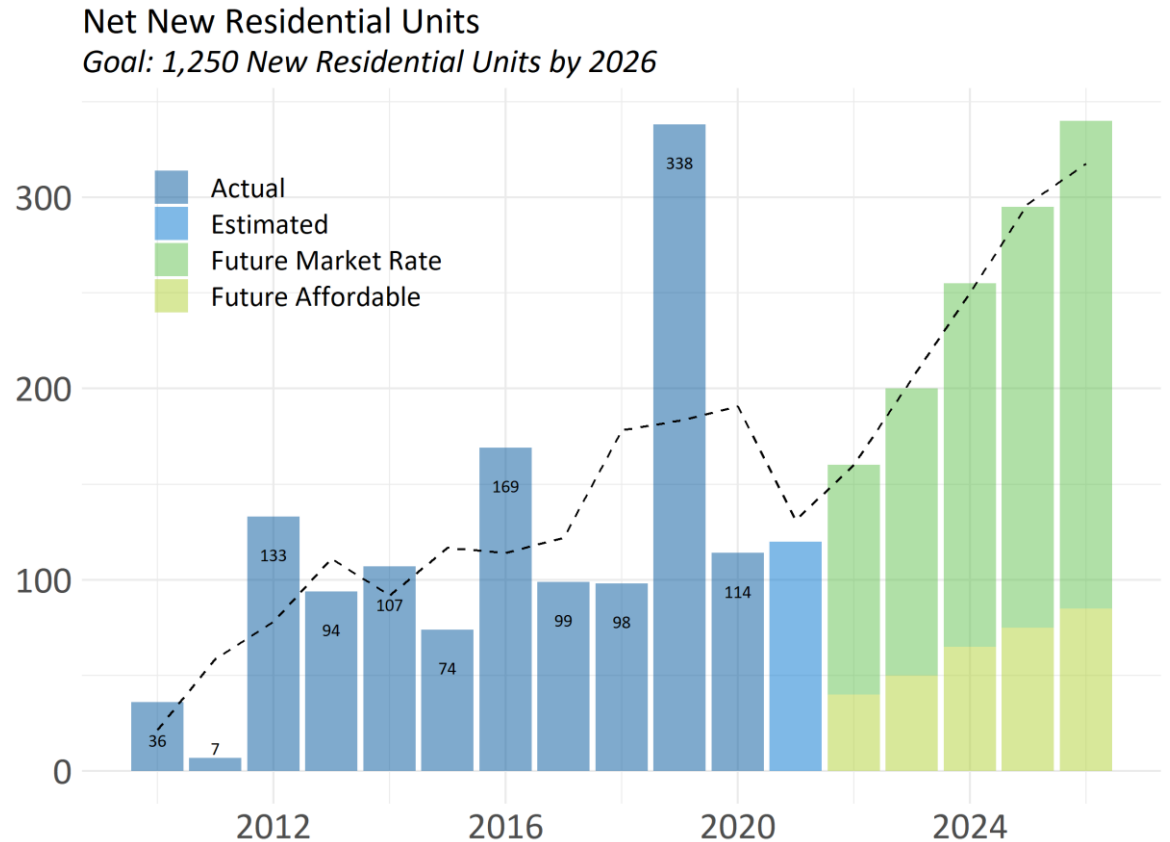


December Housing Action Plan

Establishes a goal for Burlington's share of the regional Building Homes Together campaign's target of 5,000 new housing units in next 5 years:

- Support the creation of 1,250 new homes, including 312 (25%) permanently affordable by end of 2026
- Support the creation of 78 new homes for formerly homeless residents (25% of the permanently affordable goal) through partnership with affordable housing developers



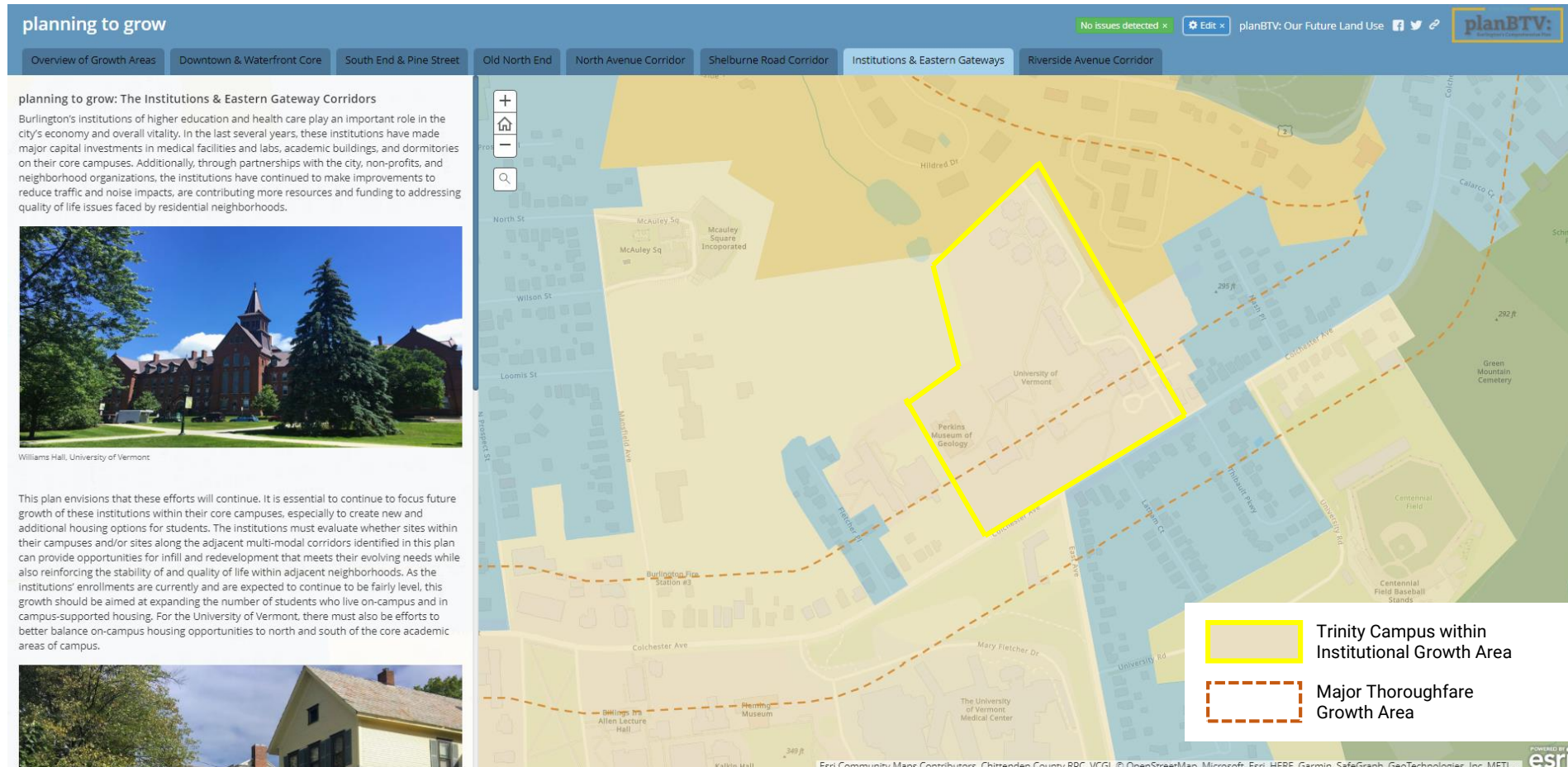
December Housing Action Plan

Items that have been on Planning Dept. & Commission's work plan are a big part of this plan and complement to these specific efforts:

- *New on-campus UVM student housing opportunities through zoning changes for UVM's Trinity Campus*
- Consider housing opportunities as part of the creation of an Innovation District in a portion of the South End Enterprise Zone
- Expand opportunities for new homes in every neighborhood in ways that reflect the character of these parts of the city through "missing middle" zoning reforms

Relationship to planBTV

***planBTV* identifies the Trinity Campus and Colchester Avenue Corridor in Institutional and Major Thoroughfare growth areas:**



Online Future Land Use Map: <https://burlingtonvt.maps.arcgis.com/apps/MapSeries/index.html?appid=338ab1215f9c4526b79cc6596fcc9674>

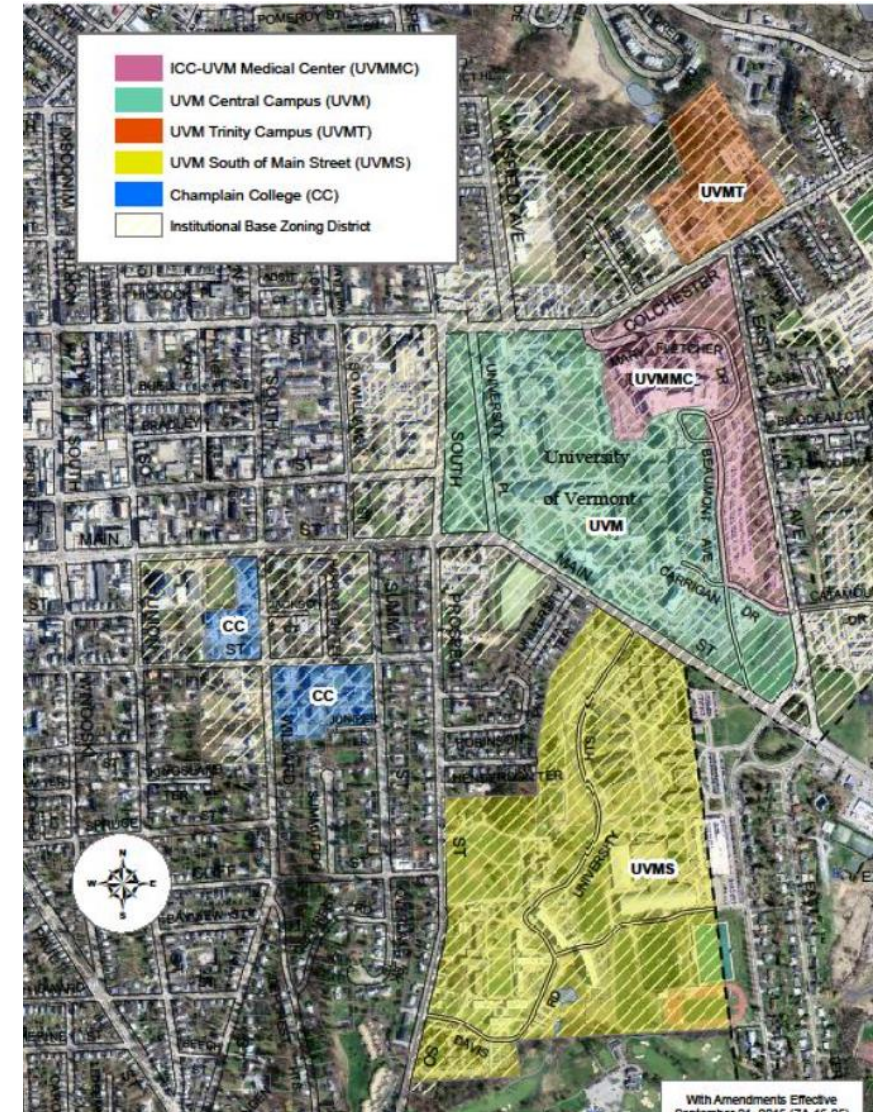
Goals for Trinity Campus Rezone

- Facilitate the greatest number of student beds as can be responsibly developed
- Mix of uses that provides neighborhood commercial amenities, and creates a vibrant residential community to attract interest from a range of students
- Reorganize buildings and open spaces to activate campus public space, synergy with City's planned walking & biking improvements on Colchester Avenue
- Minimize parking on the campus, ensure adequate bike facilities
- If new parking created, focus on structured parking that may also provide community benefit
- ***UVM's request also included goals to:***
 - Build new undergraduate residence halls, as well as graduate apartments
 - Upgrade some of the existing residence halls on the Campus and expand dining hall
 - Enhance sense of community on the campus

Background on Campus Overlays

What are Institutional Core Campus Overlays?

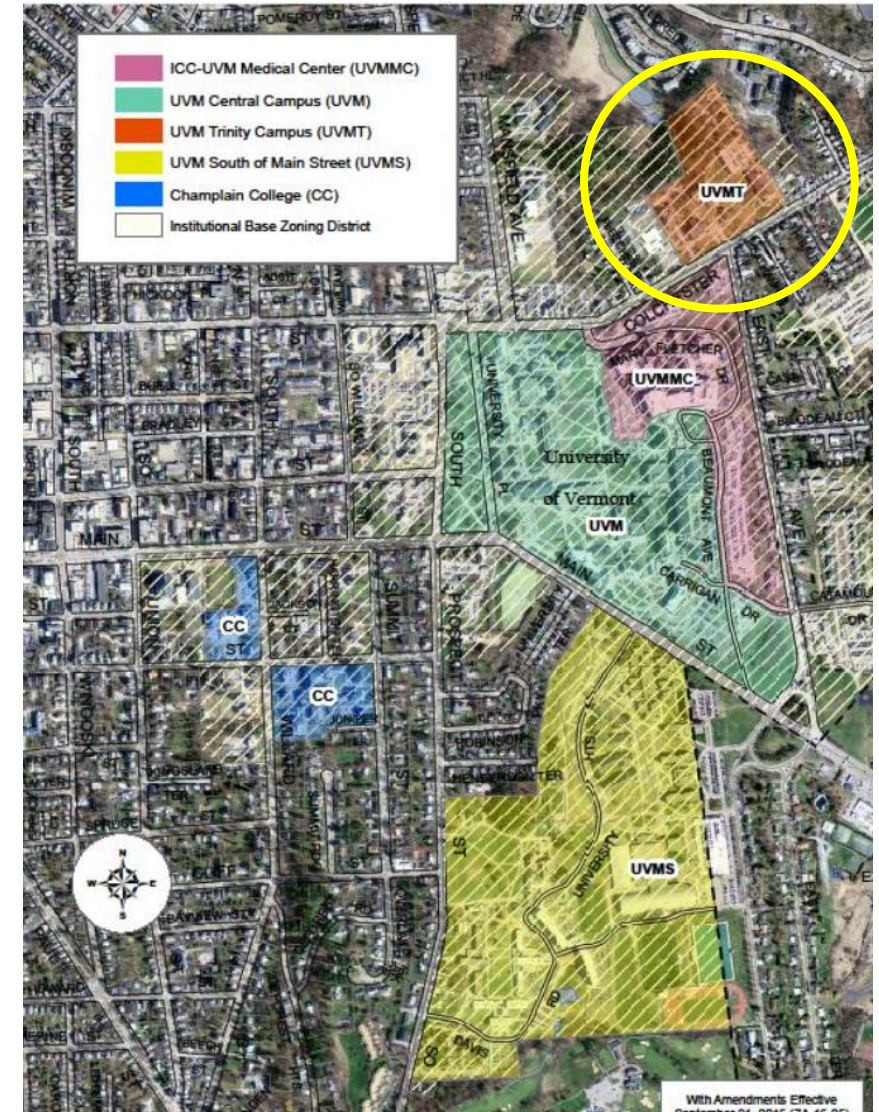
- Apply to portions of the Institutional Zoning district
- Differ based on the purpose and role of the part of campus
- Include varied standards for height, density, setbacks, lot coverage, etc.
- Range from enabling the most intense development (in UVM Core Campus & UVMMC) to providing lower intensity development and neighborhood transitions



Background on Campus Overlays

Significant portion of Trinity Campus in overlay:

- Trinity Campus Overlay created in 2001 following closure of the college; UVM acquired campus in 2003
- Provide future neighborhood/community serving mixed-use & collegiate use of the campus without further intrusion into surrounding neighborhoods
- Overlay does not apply to The Cottages, 50 Fletcher Place, Ira Allen School, or BSD Admin Office
- Despite some discussion in 2009, largely the same provisions since the overlay was first created



Trinity Overlay- Existing Standards

- **Building Height:** 35 ft or tallest existing structure (55 ft max)
- **Lot Coverage:** 40%
- **Density:** 20 units/acre
- **Setbacks:** special 115' setback from Colchester Ave (200 sq.ft. bldg. max)
- **Parking:** no new surface parking, otherwise part of JIPMP
- **Uses:** Allows for mix of uses, but non-residential only permitted if in bldg. built before 2002; otherwise conditional use
- **Process:** development greater than 15,000 sq.ft. requires Major Impact Review



UVM Requested Zoning Changes

In February, UVM presented request to modify zoning provisions:

- **Height:**
 - 45' within the setback from Colchester Ave
 - 80' beyond (i.e. Mann Hall to north)
- **Lot Coverage:**
 - increase to 60%
- **Setbacks:**
 - 25' setback for buildings 45' or less
 - allow buildings closer than 115' from Colchester Ave



Proposed Amendment: UVM Trinity Campus - Developable Area

Other Commission Considerations

Shared goals for Campus infill may be further limited by some of standards in the Trinity Overlay:

- Other Campus Overlays do not apply a density limit to enable institutions to maximize their anticipated growth within their campus areas.
 - *Trinity Zoning maintains the base Institutional Zone density limit- should this be modified?*
- Limited range of non-residential uses limited to existing buildings, or conditional use.
 - *Should the Overlay zone enable these uses within new developments planned for the campus?*
- In Neighborhood Mixed Use & Institutional zones, Major Impact threshold is 20,000 sq.ft. footprint or 40,000 sq.ft. gross area
 - *Should the threshold for Major Impact just on Trinity Campus remain at 15,000 sq.ft.?*

Other Commission Considerations

Goals for campus infill impacted by some of the permitting limitations in the Trinity Overlay:

- Continued interest in overall growth plans for the Institutions, and how specific zoning request fits into this overall vision.
 - *Is there a role for a campus master plan requirement that acts as a complement to Parking Management Plan process?*

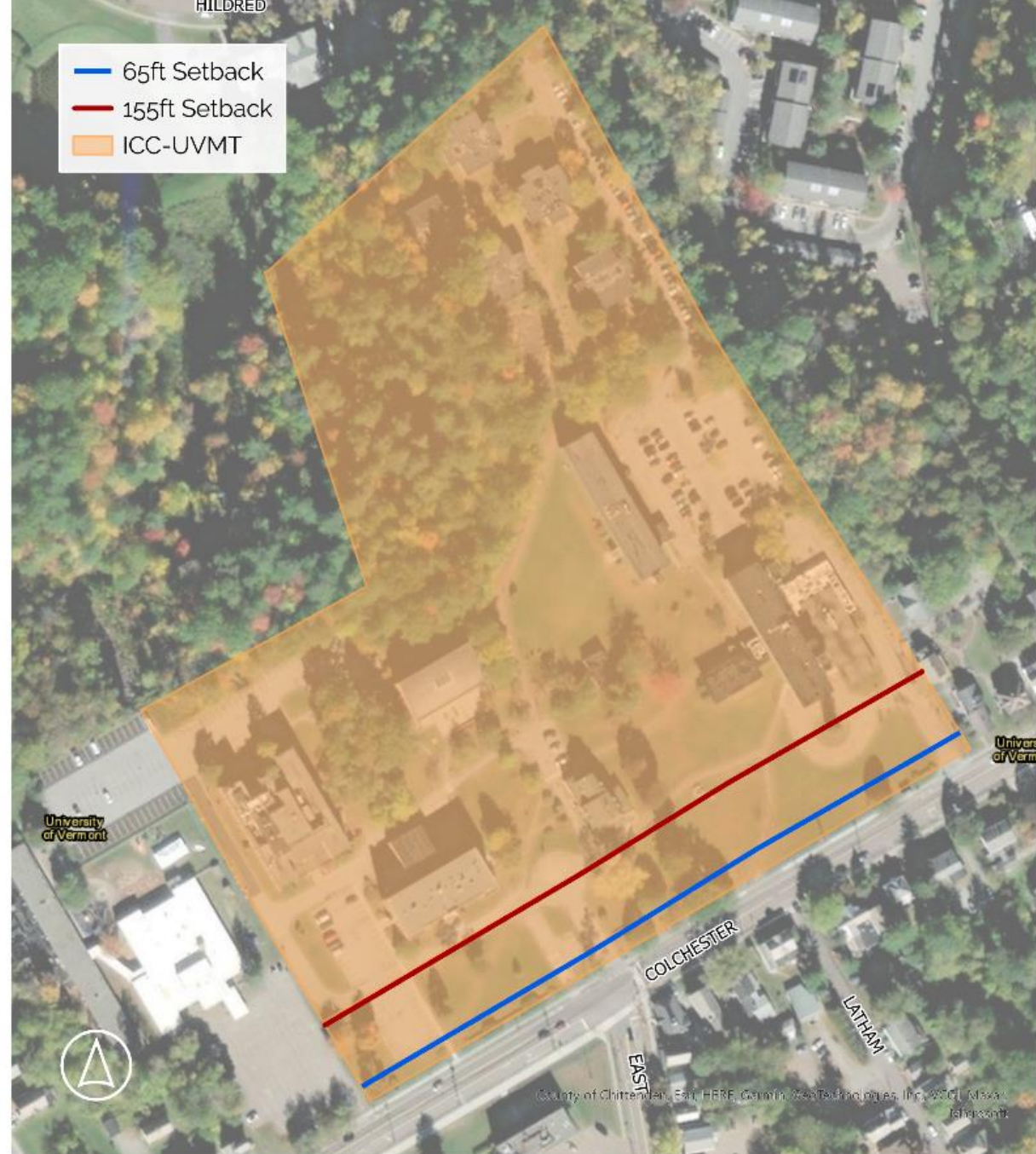
Proposed Zoning Changes

	Existing Zoning	Draft Text Changes
Building Height	35 ft -OR- height of tallest existing structure (55 ft max)	45 ft within 65 ft – 155 ft of Colchester Ave centerline 80 ft behind 155 ft setback from Colchester Ave centerline
Setbacks	115 ft from front property line	65 ft from Colchester Ave centerline, with adt'l height allowance per above
Lot Coverage	40%	60%
Density	20 units/acre	Exempt dorms & UVM housing units from limit
Parking	No new surface parking	Maintain surface pkg limit, but allow garages
Uses	Limits some commercial to existing bldgs. or Conditional Use	Proposes CU's become Permitted including in new buildings, some minor tweaks to uses
Process	Major Impact Review for >15,000 sq.ft. development	Follows underlying Institutional Zone

Setbacks & Height

The proposed changes include where buildings could be placed on the campus, and how tall they could be:

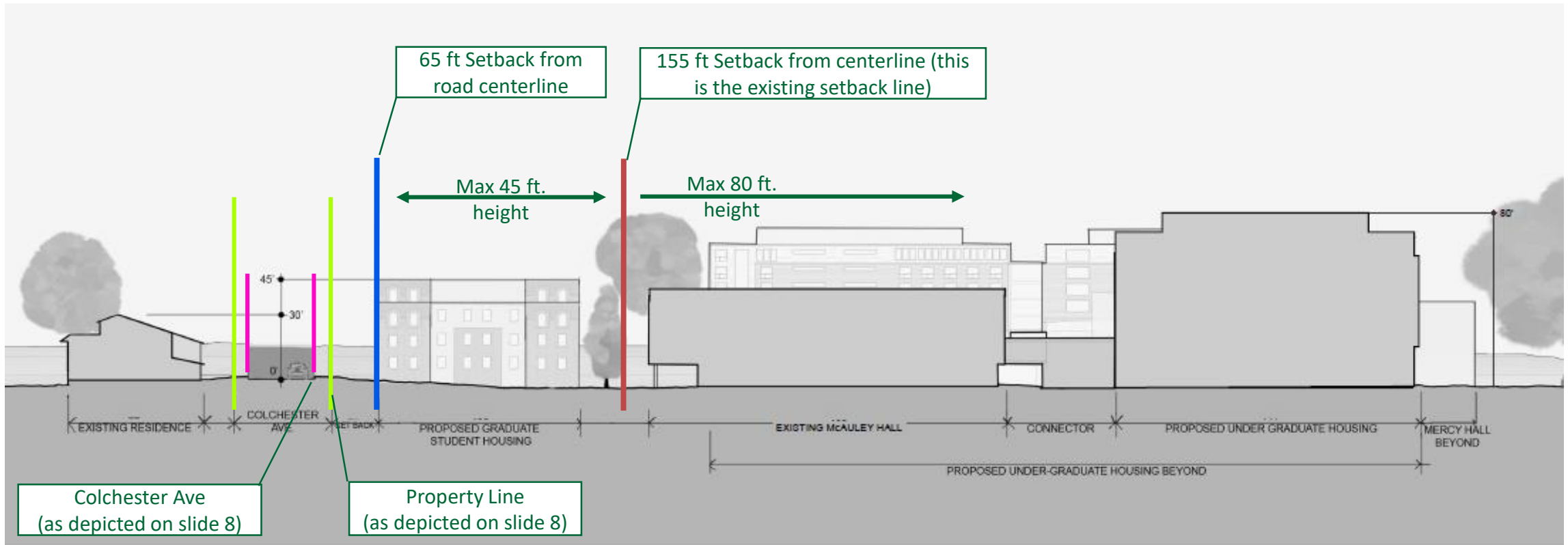
- No development between the street and the **blue** setback line
- Buildings up to 45 ft. tall between the **blue** and **red** setback lines
 - *Currently, buildings are not allowed in this area.*
- Buildings up to 80 ft. tall beyond the **red** setback line toward the rear of the property
 - *Currently, buildings are allowed in this area, but limited to 55 ft in height.*



UVM Trinity Campus (ICC-UVMT) Colchester Avenue Buffer

Setbacks & Height

The proposed changes include where buildings could be placed on the campus, and how tall they could be. Viewed another way:



UVM Concepts- Setback/Height



Infill Concept & renderings for Trinity Campus courtesy of UVM February 2022 presentation

Requested Height & Setback



Requested Zoning Changes:

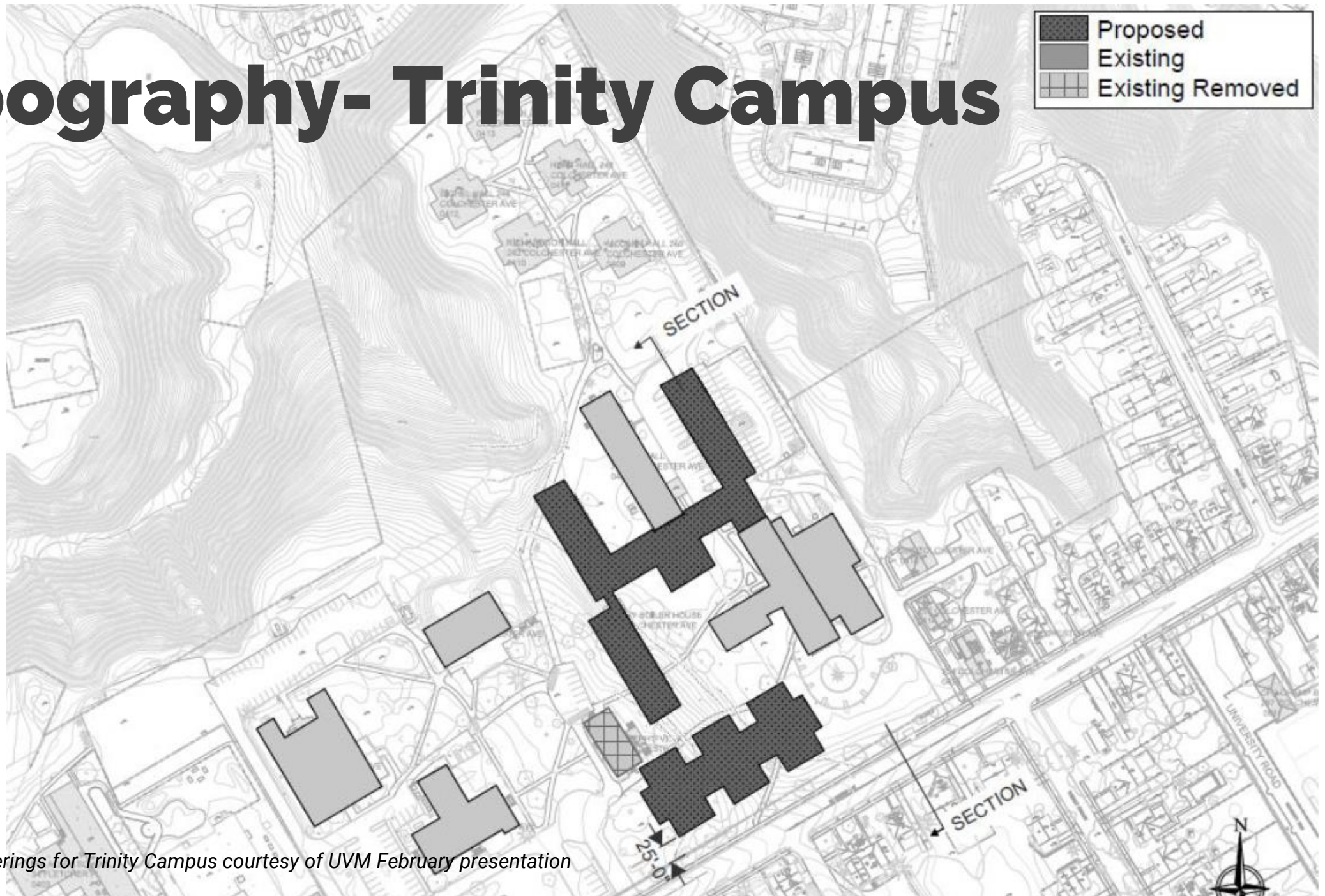
- **Setback:** 25 ft. from **property line**
 - *Because property line is ~15 ft. from inner edge of sidewalk, this setback is ~40 ft. total from inner edge of sidewalk*
- **Height:** 45 ft. within existing 115 ft. setback;
80 ft. to the north of existing setback



Existing Campus Example:

- **Redstone Commons**
- **Setback:** ~33 ft. from inner edge of sidewalk
- **Height:** 40 ft.

Topography- Trinity Campus



Infill Concept & renderings for Trinity Campus courtesy of UVM February presentation

Major Impact Review Standards

In Institutional Zone, Major Impact threshold is 25 units/40,000 sq.ft.

Review standards require a project not result in undue adverse impact on:

- Water, air and noise pollution
- Sufficient water for project's needs and city's present/future water supply system
- Soil erosion and soil condition
- Significant natural areas, historic or archaeological sites
- Congestion and conditions for current and future transportation modes
- Educational, park, and other municipal services
- Future growth patterns, city fiscal ability to accommodate and provide services to that growth
- Projected housing needs in terms of amount, affordability, location
- Conformance with the city's comprehensive/municipal development plan

Proposed Application Requirement

- Within the Trinity Overlay new application requirements would include :
 - Submission of a conceptual plan or portion of the Campus Land Bank plan for the Trinity campus that link areas for future growth and the information in the Joint Institutional Parking Management Plan process to an individual development proposal more holistically
 - Provide context for how individual developments relate to anticipated future user groups
 - Allows the City to anticipate and plan for broader view of potential public/capital/programmatic needs, potential future impacts